

**CITY PLANNING COMMISSION
MINUTES
MAY 9, 2017**

1. CALL TO ORDER – Blackman called the meeting to order at 6:00 P.M.

2. ROLL CALL

Members Present: Blackman, Danielsen, Crawford, DeMasi, Holm, Nelson, Rew and VanHouten
Absent: Holtz and Milford
Vacancy: One
Staff: Garrett, Gibbons and Wade

3. ADOPTION OF AGENDA

Motion by VanHouten, second by Rew to adopt the agenda as presented. Motion carried by unanimous voice vote.

4. APPROVAL – MINUTES OF APRIL 11, 2017 MEETING

Motion by DeMasi, second by Holm to adopt the agenda as presented. Motion carried by unanimous voice vote.

5. PROOF OF PUBLICATION – Gibbons

6. REVIEW OF MEETING PROCEDURES – Blackman

7. PUBLIC HEARINGS - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

- A. CASE #SUB-17-004: Public hearing on the request from Tweedt Engineering & Construction, Inc. for preliminary subdivision plan approval of Forest Glen Subdivision, Phase VI, legally described as being a replat of Outlot 1, Forest Glen Subdivision Phase V and a portion of the SW1/4 SE1/3 of Section 33-75-43, City of Council Bluffs, Pottawattamie County, Iowa. The applicant is also requesting a five-foot front yard setback variance to allow dwellings on Lots 210-212 to be built 20 feet from a front property line as opposed to the required 25 feet in an R-1 District. Location: Northerly extension of Misty Lane.

The following member of the public spoke in favor of the request:

Douglas Tweedt, 20659 McPherson Avenue, Council Bluffs, IA 51503 presented the request to the Commission. Tweedt stated the proposed three-lot subdivision will be developed around a new cul-de-sac extension along Misty Lane. Tweedt then discussed the layout and how required utilities will be provided to the new subdivision. Tweedt explained the purpose of the setback variance request is to allow future residential dwellings on Lots 210 through 212 to be built 20 feet from the front property line, as opposed to the required 25 feet, due to grading and topographical challenges with the land. Tweedt then requested a modification of the subdivision's approval conditions to allow the sidewalk along proposed Outlot A to be installed at the same as when the abutting property (Lot 109, Forest Glen Subdivision, Phase V) is developed with a new dwelling. Tweedt further clarified that Outlot A will be conveyed to the owner of said Lot 109 as part of the platting of Forest Glen Subdivision, Phase VI subdivision.

No one spoke in opposition of the request.

Gibbons stated that staff has no objection with the applicant's request to install the required sidewalk along Outlot A at the same time as when a new residential dwelling is constructed on Lot 109, Forest

Glen Subdivision, Phase V. Gibbons also stated that staff supports the applicant's setback variance request due to the grading and topographical challenges with the land.

The Planning Commission members asked questions and discussed the request.

Motion by Crawford, second by Holm to recommend approval of the preliminary plan for a subdivision to be known as Forest Glen Subdivision, Phase VI, as shown in Attachment 'B' and granting a variance from §15.08B.050, *Site development regulations, R-1/Single-Family Residential District*, of the Council Bluffs Zoning Ordinance to allow each dwelling on Lots 210 through 212 to be constructed 20 feet from a front property line as opposed to the 25 feet required in an R-1/Single-Family Residential District, subject to compliance with all comments in the case staff report and the following modification to the approval conditions:

1. Sidewalk installation along the frontage of proposed Lots 210 through 212 shall be complete prior to issuance of a Certificate of Occupancy for each residence. A sidewalk shall also be installed along the frontage of proposed Outlot A at such time a dwelling is constructed on Lot 190, Forest Glen, Phase V. All sidewalks installation shall comply with the most recent ADA standards for accessibility.

VOTE: AYE – Blackman, Danielsen, Crawford, DeMasi, Holm, Nelson, Rew and VanHouten.
NAY – None. ABSTAIN – None. ABSENT – Holtz and Milford. VACANCY – One. Motion carried.

8. OTHER BUSINESS (*Refer to the taped recording of these proceedings for the official verbatim minutes*)

- A. City Council update – Wade provided an update of City Council actions relative to recent planning cases.
- B. Other items of interest – Gibbons introduced Mr. Brandon Garrett to the Commission. Garrett is the new Community Development Department Director for the City of Council Bluffs.

9. ADJOURNMENT – Blackman adjourned the meeting at 6:23 P.M.

The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.